

**COUNTY OF LEXINGTON**  
**Procurement Services**  
**212 South Lake Drive, Suite 503, Lexington, SC 29072**  
**Ph: (803) 785-8319 / Fax: (803) 785-2240**

**INVITATION FOR BIDS**

BID NUMBER: B15006-07/23/14S

DATE: June 20, 2014

OPENING DATE AND TIME: **July 23, 2014 @ 3:30 PM E.S.T.**

ADDRESS: Lexington County Procurement Office  
County Administration Bldg., 5th floor  
212 South Lake Drive, Suite 503, Lexington SC 29072

MAILING ADDRESS: Lexington County Procurement Office  
County Administration Bldg., 5th floor  
212 South Lake Drive, Suite 503, Lexington SC 29072

PROCUREMENT FOR: **HOUSING REHABILITATION PROJECT: 370 HAMPTON TERRACE,  
LEESVILLE, SC 29070**

**Subject to the conditions, provisions and the enclosed specifications, sealed bids will be received at this office until the stated date and time and then publicly opened. Any bid received after the scheduled deadline, will be immediately disqualified. The county assumes no responsibility for delivery of bids which are mailed. No Faxed Bids Will Be Permitted.**

**IT IS REQUIRED THAT THE BID NUMBERS MUST BE SHOWN ON THE OUTSIDE OF ENVELOPE.**  
**ANY ENVELOPE THAT DOES NOT SHOW BID NUMBERS WILL BE RETURNED**  
**TO THE VENDOR**

DIRECT ALL INQUIRES TO: \_\_\_\_\_  
Angela M. Seymour  
Procurement Officer

**NOTICE TO BIDDERS: There will be a Mandatory Pre-Bid Conference on July 10, 2014 @ 11:00 AM at 370 Hampton Terrace, Leesville, SC 29070. The Mandatory Pre-Bid Conference will start promptly at 11:00 AM and any persons arriving late will be deemed non-responsible.** Due to the importance of all bidders having a clear understanding of the scope and requirements for this contract, *attendance at this meeting will be a prerequisite for bidding on this contract.* Therefore, bids will be considered only from those bidders who are represented at this pre-bid conference. Attendance at the conference will be evidenced by the representative's signature on the attendance roster. It may be helpful to bring the Invitation to Bid with you. Any changes that may be agreed upon as a result of this conference will be noted in an amendment to the bid invitation and mailed to all attendees. Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract. All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Manager of the County. Lexington County shall not be legally bound by any amendment or interpretation that is not in writing. **BIDS WILL NOT BE CONSIDERED FROM ANY VENDOR THAT OWES DELINQUENT TAXES TO THE COUNTY OF LEXINGTON.**

***If downloading this solicitation from our website or alternate internet location, it is the responsibility of the bidder to email aseymour@lex-co.com to be registered as a potential bidder to receive any subsequent amendments.***

**Deadline for questions is July 14, 2014 at 4:00 p.m. All questions must be submitted in writing.**

\_\_\_\_\_  
Jeffrey A. Hyde, CPPB  
Procurement Manager

**SOLICITATION #: B15006-07/23/14S**

**PROCUREMENT: HOUSING REHABILITATION PROJECT: 370 HAMPTON TERRACE, LEESVILLE,  
SC 29070**

**"NO BID" RESPONSE FORM**

To submit a "No Bid" response for this project, this form must be completed for your company to remain on our bidders list for commodities/services referenced. If you do not respond your name may be removed from this bidders list. In order to ensure that the County file has current information, or if you wish to be added to Lexington County's Vendor Listing, you must also return the Certificate of Familiarity form completed in its entirety.

Note: Please show the solicitation number on the outside of the envelope.

Please check statement(s) applicable to your "No Bid" response --

- ☐ Specifications are restrictive; i.e. geared toward one brand or manufacturer only (explain below).
- ☐ Specifications are ambiguous (explain below).
- ☐ We are unable to meet specifications.
- ☐ Insufficient time to respond to the solicitation.
- ☐ Our schedule would not permit us to perform.
- ☐ We are unable to meet bond requirements.
- ☐ We are unable to meet insurance requirements.
- ☐ We do not offer this product or service.
- ☐ Remove us from your vendor list for this commodity/service.
- ☐ Other (specify below).

**Comments:**

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\_\_\_\_\_  
**Company Name (as registered with the IRS)**

\_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**Correspondence Address**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**City, State, Zip**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**E-mail Address (Please Print)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Telephone**

/\_\_\_\_\_  
**Fax**

## **INSTRUCTIONS TO BIDDERS**

1. Only one copy of bid invitation is required, unless otherwise stated.
2. Bids, amendments thereto or withdrawal request must be received by the time advertised for bid openings to be timely filed. It is the vendor's sole responsibility to insure that these documents are received by the Procurement Office at the time indicated in the bid document.
3. When specifications or descriptive papers are submitted with the bid invitation, enter bidder's name thereon.
4. Submit your signed bid on the forms provided. Show bid number on envelope as instructed. Lexington County assumes no responsibility for unmarked or improperly marked envelopes. Unsigned bids will be rejected.
5. Bidders must clearly mark as "Confidential" each part of their bid which they consider to be proprietary information that could be exempt from disclosure under Section 30-4-4C Code of Laws of South Carolina, 1976, (1986 Cum Supp) Freedom of Information Act. The County reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the County or its agents for its determination in this regard.
6. By submission of a bid, you are guaranteeing that all goods and services meet the requirements of the solicitation during the contract period.
7. This solicitation does not commit the County of Lexington to award a contract, to pay any cost incurred in the preparation of the bid, or to procure or contract for goods or services listed herein.
8. **CORRECTION OF ERRORS ON THE BID FORM:** All prices and notations shall be printed in ink or typewritten. Errors should be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of typewriter correction fluid may be cause for rejection. No bid shall be altered or amended after specified time for opening.
9. **BIDDERS SCHEDULE:** Enter the manufacturer, brand, and model/catalog number, as applicable, and your bid price in the space provided on the bidders schedule. Additional pages may be attached, when applicable, for alternates, etc.
10. **NOTIFICATION:** In order to receive a copy of the bid tabulation, you must enclose a self addressed stamped envelope. Intent to Award and/or Statement of Award will be posted on the Lexington County web site at [www.lex-co.com](http://www.lex-co.com).
11. **RIGHT TO PROTEST:** Any prospective bidder, offeror, or contractor, who is aggrieved in connection with the solicitation of a contract shall protest in writing to the Procurement Manager within ten (10) calendar days of the date of issuance of the Invitation to Bid, Requests for Proposals or other solicitation documents, whichever is applicable, or any amendment thereto, if the amendment is at issue. Any actual bidder, offeror, or contractor, who is aggrieved in connection with the intended award or award of a contract, shall protest in writing to the procurement manager within ten (10) calendar days of the notification of intent to award or statement of award.

12. **PROTEST PROCEDURE:** A protest shall be in writing, submitted to the procurement manager, and shall set forth the specific grounds of the protest with enough particularity to give notice of the issues to be decided.
13. **QUESTIONS REGARDING SPECIFICATIONS AND/OR THE BIDDING PROCESS:**
  - To ensure fair consideration for all bidders, the County prohibits any type of communications to or with any department, employee, or County official during the solicitation process, except as provided on page one of the solicitation. This includes any communications initiated by a bidder to any County Official or employee evaluating or considering the bidder, prior to the time an award decision has been made public.
  - Any communications between the bidder and the County shall be initiated by the Procurement Office or the appropriate County representative in order to obtain necessary information or clarification needed to develop a proper and accurate evaluation of the bid. **Any communications initiated by a bidder shall be grounds for disqualifying the offending bidder from consideration for award of the bid and/or any future solicitations.**
  - It will be the sole responsibility of the bidder to contact the Procurement Office prior to submitting a bid to ascertain if any amendments or addendums have been issued in order to obtain all such documentation, and to return the executed documentation with their bid.

#### **GENERAL PROVISIONS**

1. The County of Lexington reserves the right to reject any and all bids, to cancel a solicitation, and to waive any technicality if deemed to be in the best interest of the county.
2. Unit prices will govern over extended prices unless otherwise stated in this bid invitation.
3. **PROHIBITION OF GRATUITIES:** Amended section 8-13-700 and 705 of the 1976 Code of Laws of South Carolina states: "Whoever gives or offers to any public official or public employee any compensation including a promise of future employment to influence his action, vote, opinion or judgment as a public official or public employee or such public official solicits or accepts such compensation to influence his action, vote, opinion or judgment shall be subject to the punishment as provided by Section 16-9- 210 and Section 16-9-220."
4. **BIDDERS QUALIFICATION:** Bidders must, upon request of the county, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these specifications. The County reserves the right to make the final determination as to the bidder's ability to provide the products or services requested herein.
5. **BIDDERS RESPONSIBILITY:** Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. It is expected that this will sometimes require on-site observation. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract.

6. AWARD CRITERIA: The contract shall be awarded to the lowest responsible and responsive bidder(s) whose bid meets the requirements and criteria set forth in the Invitation for Bid. The award may be made to one or a multiple of contractors; whichever is in the best interest of the County, or unless otherwise stated on bidders schedule.
  - 6.1 All things considered equal, tied bids will be resolved by the flip of the coin, or to the Lexington County contractor, whichever the case may be.
7. WAIVER: The County reserves the right to waive any Instruction to Bidders, General or Special Provisions, General or Special Conditions, or specifications deviation if deemed to be in the best interest of the county.
8. COMPETITION: This solicitation is intended to promote competition. If any language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested vendor to notify the Procurement Services Office in writing within five (5) days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to the award.
9. REJECTION: Lexington County reserves the right to reject any bid that contains prices for individual items or services that are inconsistent or unrealistic when compared to other prices in the same or other bids or ambiguous bids which are uncertain as to terms, delivery, quantity, or compliance with specifications may be rejected or otherwise disregarded if such action is in the best interest of the county.

**BIDS WILL NOT BE CONSIDERED FROM ANY VENDOR THAT OWES DELINQUENT TAXES TO THE COUNTY OF LEXINGTON.**

**GENERAL CONDITIONS**

1. DEFAULT: In case of default by the contractor, the county reserves the right to purchase any or all items in default in the open market, charging the contractor with any excessive costs. Should such charge be assessed, no subsequent bids will be considered or purchase orders issued to the defaulting contractor until the assessed charge has been satisfied.
2. NON-APPROPRIATION: Any contract entered into by the County resulting from this bid invitation shall be subject to cancellation without damages or further obligation when funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period or appropriated year.
3. INDEMNIFICATION: The contractor agrees to indemnify and save harmless the County of Lexington and all County officers, agents and employees from claims, suits, actions, damages and costs of every name and description, arising out of or resulting from the use of any materials furnished by the Contractor, provided that such liability is not attributable to negligence on the part of the county or failure of the county to use the materials in the manner outlined by the Contractor in descriptive literature or specifications submitted with the Contractor's bid.
4. CONTRACT ADMINISTRATION: Questions or problems arising after award of this contract shall be directed to the Procurement Officer. Copies of all correspondence concerning this contract shall be sent to the Procurement Manager, 212 South Lake Drive, Suite 503, Lexington, SC 29072. All change orders must be authorized in writing by the Procurement Manager. Lexington County shall

not be bound to any change in the original contract unless approved in writing by the Procurement Manager.

5. **PUBLICITY RELEASES:** Contractor agrees not to refer to award of this contract in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the User. The contractor shall not have the right to include the county's name in its published list of customers without prior approval of the county. With regard to news releases, only the name of the County, type and duration of contract may be used and then only with prior approval of the county. The contractor also agrees not to publish, or cite in any form, any comments or quotes from the County Staff unless it is a direct quote from the Public Information Officer.
6. **QUALITY OF PRODUCT:** Unless otherwise indicated in this bid it is understood and agreed that any items offered or shipped on this bid shall be new and in first class condition unless otherwise indicated herein.
7. **S.C. LAW CLAUSE:** Upon award of a contract under this bid, the person, partnership, association or corporation to whom the award is made must comply with the laws of South Carolina which require such person or entity to be authorized and/or licensed to do business with this State. Notwithstanding the fact that applicable statutes may exempt or exclude the successful bidder from requirements that it be authorized and/or licensed to do business in this State, by submission of this signed bid, the bidder agrees to subject himself to the jurisdiction and process of the courts of the State of South Carolina as to all matters and disputes arising or to arise under the contract and the performance thereof, including any questions as to the liability for taxes, licenses, or fees levied by the State.
8. **ATTORNEYS FEES:** In the event that the County is required and shall bring a suit or action to compel performance of or recover for any breach of any stipulation, covenant, term or condition of a resulting contract, The County may seek attorneys fees from Contractor and Contractor will pay to County such attorneys fees as the court may award. Otherwise, attorneys fees in connection with any suit or action hereunder will be borne by the parties experiencing said expenses.
9. **ASSIGNMENT:** No contract or its provisions may be assigned, sublet, or transferred without the written consent of the Procurement Manager.
10. **AFFIRMATIVE ACTION:** Contractor agrees that it will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based upon race, sex, national origin, age, disability, or in any way violation of Title VII of 1964 Civil Rights Act and amendments or the South Carolina Human Affairs Law, except as permitted by said laws.
11. **BIDDING CONDITION OF PRICE:** All bid prices submitted shall remain effective for a minimum period of 90 days, unless otherwise stated. The county reserves the right to make additional purchases at the submitted bid prices, during the specified period.
12. **7% S.C. SALES TAX:** The County shall add 7% sales tax to all orders; however lump sum bids shall include sales tax in bid price unless otherwise noted. ***By submission of a signed bid, this will certify to the County your compliance.***

Forms to register for all taxes administered by the South Carolina Department of Revenue may be obtained by calling the License and Registration Section at (803)898-5872 or by writing to the South Carolina Department of Revenue, Registration Unit, Columbia, South Carolina 29214-0140.

13. **PAYMENT TERMS:** Payment of invoices shall be due within thirty (30) days after receipt of an accurate, undisputed, and properly submitted invoice to the County after acceptance of completed order/project. Early payment discount, if available, will be calculated from date of acceptance. Application for payment shall reflect services completed through the last day of the month. ***There will be no exceptions to these payment terms unless approval is obtained in writing from the Procurement Manager prior to bid opening date.***
14. **BID REQUIREMENTS:** Bid requirements on the equipment specified are not intended to be restrictive to potential bidders, but indicate the required features for satisfactory performance. Lexington County will determine if minor deviations from these features are acceptable.
15. **DEVIATIONS FROM SPECIFICATIONS:** Any deviation from specifications indicated herein should be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications, and successful bidder will be held responsible therefor. Deviations should be explained in detail on separate attached sheet(s). The listing of deviations, if any, is required but will not be construed as waiving any requirements of the specifications. Deviations found in the evaluation of the bid and not listed may be cause for rejection. Bidders offering substitute or equal items should provide information sufficient enough to determine acceptability of item offered.
16. **CONTRACT:** This bid and submitted documents, when properly accepted by Lexington County along with a written purchase order, shall constitute a contract equally binding between the successful offeror, and Lexington County. No different or additional terms will become a part of this contract with the exception of a Change Order.
17. **CHANGE ORDERS:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the Procurement Manager.
18. **AMENDMENTS:** All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Manager of Lexington County. Lexington County shall not be legally bound by any amendment or interpretation that is not in writing.
19. **BID EVALUATION:** Bids received will be evaluated by the Procurement Manager or designee. However, based on bid total, final decision for bid award may rest with the Lexington County Council.  
Factors to be considered during the evaluation process include, but are not limited to:  
19.1 Cost.  
19.2 Reputation and dependability of the contractor.
20. **ARBITRATION:** Under no circumstances and with no exception will Lexington County act as arbitrator.
21. **DELIVERY:** Lexington County requires that delivery be made to specified destination within the shortest time frame possible. Delivery shall arrive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, provided that such day is not a legal holiday. The current purchase order number must be indicated on all delivery tickets.

22. SHIPPING: All deliveries shall be shipped F.O.B. point Destination-freight prepaid, the seller pays and bears all freight charges; collect shipments will not be accepted. It is agreed by the parties hereto that delivery by the contractor to the common carrier does not constitute delivery to the County. Any claim for loss or damage shall be between the contractor and the carrier.
23. "OR APPROVED EQUAL": Certain processes, types of equipment or kinds of material are described in the specifications and/or on the drawings by means of trade/brand names and catalog numbers. In each instance where this occurs, it is understood and inferred that such description is followed by the words "or approved equal". Such method of description is intended merely as a means of establishing a standard of comparability. However, the Owner reserves the right to select the items which, in the judgment of the Owner, are best suited to the needs of the Owner based on price, quality, service, availability and other relative factors. Bidders should indicate brand name, model, model number, size, type, weight, color, etc., of the item bid, if not exactly the same as the item specified. Vendor's stock number or catalog number is not sufficient to meet this requirement. If any bidder desires to furnish an item different from the specifications, vendor shall submit along with the bid, the information, data, pictures, designs, cuts, etc., of the material they plan to furnish so as to enable the Owner to compare the material specified; and, such material shall be given due consideration. The Owner reserves the right to insist upon, and receive items as specified if the submitted items do not meet the Owner's standards for acceptance.
24. ALTERNATE BIDS: Bidders wishing to submit an alternate for consideration that does not meet the county specifications (or approved deviations), must submit their proposal as an alternate bid. ***If any vendor submits alternate bid(s) for any item(s), descriptive supporting literature must be included with bid package. Failure to submit such literature for alternate item(s) will result in non-consideration for said item(s).***
25. PROMPT PAYMENT DISCOUNT TERMS: Prompt payment discount terms will be calculated from the point of complete order acceptance for services and/or commodities ordered.
26. DRUG-FREE WORKPLACE: By submittal of this bid, you are certifying that you will comply with Title 44, Code of Laws of South Carolina, 1976, Section 44-107-30.
27. LIFE CYCLE: In accordance with the South Carolina Energy Independence and Sustainable Construction Act of 2007, if applicable to the bid, the vendor must provide in attached bid documents the life cycle analysis cost for the span of equipment's use. This technique will compare the cost and benefits at the normal industry and regulatory standards as applicable.
28. ILLEGAL IMMIGRATION & PUBLIC CONTRACTS: "In accordance with the South Carolina Illegal Immigration Reform Act, 2008, Act No. 280. Section 3 of this Act added to Chapter 14 to Title 8 of the South Carolina Code of Laws prohibits covered persons from entering into covered contracts unless the contractor agrees either (a) to verify all new employees through the federal work authorization program [and requires the same from subcontractors and sub-subcontractors] or (b) to employ only qualifying workers. Effectively, the Act also requires contractors to agree to provide any documentation required to establish either (a) that the Act does or does not apply to the contractor, subcontractor, or sub-subcontractor; or (b) that the contractor, and any subcontractor or sub-subcontractor, are in compliance with Section 3 of the Act."
29. NO CONTACT POLICY: After the date and time established for receipt of proposals by the County, any contact initiated by any offeror with any County representative, other than the Procurement



Officer listed herein, concerning this request for proposals is prohibited. Any such unauthorized contact may cause the disqualification of the offeror from this procurement transaction.

30. **TERMINATION:** Subject to the provisions below, the contract may be terminated for any reason by the County providing a 30 day advance notice in writing is given to the contractor.
- 30.1 **Termination for Cause:** Termination by the County for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provisions, termination costs, if any, shall not apply. The thirty (30) days advance written notice requirement is waived and the default provision in this bid shall apply; see General Conditions.
  - 30.2 **Termination for Convenience:** The County, by written notice, may terminate this contract in whole or in part, when it is in the best interest of the County.
  - 30.3 **Termination requirement does not apply if contract is to terminate at the end of an established contract term.**
  - 30.4 **Termination for Nonappropriations:** If the Lexington County Council fails to appropriate or authorize the expenditure of sufficient funds to provide the continuation of this contract, or if a lawful order issued in or for any fiscal year during the term of the contract reduces the funds appropriated or authorized in such amount as to preclude making the payments set out therein, the contract shall terminate on the date said funds are no longer available without any termination charges or other liability incurring to the County. Any termination for non-appropriations shall not prohibit the County from obtaining services from another source or in another manner, which is in the best interest of the County.

## **SPECIFICATIONS**

### **Scope of Work:**

The attached Rehabilitation Work Write-up for **370 Hampton Terrace, Leesville, SC 29070** consists of the following:

- Mead & Hunt Rehabilitation Work Write-up (12 Pages)
- Roy Consulting Group Corporation's Lead Abatement Scope of Work and Instructions to Bidders (1 Page)
- Roy Consulting Group Corporation's Lead Based Paint Inspection and Risk Assessment Report (6 Pages)
- Roy Consulting Group Corporation's Methodology (2 Pages)
- Roy Consulting Group Corporation's XRF Testing Report (12 Pages)
- Roy Consulting Group Corporation's Photos (8 Pages)

### **Contractor Requirements:**

In order for contractors to be deemed "responsible", they must have attended the County's Contractor's Workshop on October 4, 2013 or have participated in a make-up session prior to bid being awarded. Information on available dates of the make-up sessions should be directed to the Community Development Department at 803-785-8121.

### **Lead Abatement Requirements:**

To bid this abatement project, your firm must be a current South Carolina Certified Lead Firm. The abatement work must be completed by your company employed EPA licensed South Carolina Lead-Based Paint Workers which are supervised by your company employed EPA licensed South Carolina Lead-Based Paint Supervisor. Please submit a copy of your current South Carolina Certified Lead Firm certification and copies of your current South Carolina Lead-Based Paint Worker and Supervisor license with your bid.

### **Project Close-Out:**

The Contractor shall provide all the warranty documentation prior to processing the final payment for this project.



## Property Work Write-Up

Property Owner:	Priscilla Jeffcoat
Address:	370 Hampton Terrace
City/State:	Leesville, South Carolina
Date of Initial Inspection:	Tuesday, March 25, 2014
Date of Report:	Tuesday, June 17, 2014
Mead & Hunt Project Number:	2154-A1403

The following property work write-up has been prepared and written by Mead & Hunt, Inc. for the explicit use of Lexington County Community Development Office in accordance with the Lexington County Community Development Grant Program.

In submission of an estimated cost of construction proposal, the selected Contractor; upon receipt of a Notice to Proceed, agrees to:

- Obtain all necessary Permit(s), License(s), etc. that may be required by Federal, State, and/or Local Regulations and Codes,
- Verify existing and/or current condition(s) and measured dimension(s) before initiating construction activit(ies),
- **REPORT** any variance in property condition(s) and/or measured dimension(s) provided to Lexington County Community Development Office,
- Accept responsibility for necessary quantit(ies), measurement(s), dimension(s), and/or estimate(s) as provided and,
- **Perform all workmanship and supply required materials in strict compliance with the 2012 International Residential and Local Building Codes,**
- Arrange necessary work schedule(s) with Homeowner and Lexington County Community Development Office,
- Move, store, relocate, and protect the Homeowner's personal contents, possessions, furniture, clothing, and accessories,
- Cover and protect applicable ceiling(s), wall(s), floor(s) and/or other surface(s) from construction activit(ies),
- Maintain a clean and courteous construction operation,
- Perform light cleaning of the affected construction area at the end of each day,
- Construction debris must be picked up and stored and/or hauled off site in appropriate containers at the end of each day,
- Clean affected ceiling(s), wall(s), floor(s) and/or other surface(s) following the ceasing of construction activit(ies),
- Schedule necessary utility disconnects with the Homeowner 24 hours prior to the initiation of construction activit(ies),
- Provide material unit cost(s) in the estimate cost proposal section that includes all labor, equipment, materials, shipping, handling, taxes, insurance, overhead, and profit for the installation of that material in terms of a per unit item. **DO NOT INCLUDE IN THE TOTAL ESTIMATED COSTS.**

Lexington County Community Development Office reserves the right to delete any work item(s) at any time.

## Exterior Improvements

### Line Item 1. Repair Roof Decking and Replace Roof Shingles

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office manufacturer's literature/ brochure of a 25 year 3-tab asphalt and fiberglass shingle sample of similar style, pattern, material, and color,
- Remove existing shingles, felt substrate, drip edge(s), shingle molding(s), and other roof mounted appurtenances and dispose of appropriately,
- Remove and replace deteriorated, damaged, or otherwise unsafe area(s) of the decking system noted after the removal of the existing shingles and felt substrate,
- Visually Inspect and physically verify the existing truss system upon removal of the roof decking,
- Ensure the truss system and surrounding structure is in acceptable condition and free of any major damage and/or unsafe deficiencies,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the trusses, decking, or other roof system(s) noted during removal of the existing shingles to Lexington County Community Development Office immediately,
- **IF NECESSARY AND WITH PROPER APPROVAL;** remove and replace existing deteriorated, damaged, defective, or otherwise unsafe area(s) of roof system(s) with like kind and dispose of existing appropriately,
- Install a minimum of a 30-pound felt substrate in accordance with manufacturer's installation recommendations and instructions; and all local, state, and federal building codes,
- Install new asphalt and fiberglass shingles in accordance with manufacturer's installation recommendations and instructions,
- Install roof ridge exhaust vent(s) where applicable in accordance with manufacturers' installation recommendations and instructions,
- Replace, of like kind, required shingle molding, flashing, vent boot(s), vent(s), turbine(s), drip edge(s), single molding, and other accessories in accordance with manufacturer's installation recommendations and instructions,
- Caulk, prime, and paint disturbed areas to the fascia, shingle molding, siding, etc. to match the home's existing color scheme,
- Ensure proper installation and operation,
- Provide the homeowner one (1) unopened bundle of shingles used during the installation of the new roof.

Provide material unit cost(s) in the estimate cost proposal section that includes all labor, equipment, and materials for the installation of that material in terms of a per unit item. DO NOT INCLUDE IN THE TOTAL ESTIMATED COSTS.

## **Line Item 2. Install New HVAC Gas Pack Unit with New Duct Work**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a manufacturer's literature/ brochure of an appropriately sized HVAC Gas Pack unit with acceptable industry warranties and workmanship warranty for installation,
- Remove existing HVAC unit and duct shield on the right side of house and dispose of appropriately,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe areas of the existing electrical systems and/or duct work noted during removal of the existing HVAC unit to Lexington County Community Development Office immediately,
- **IF NECESSARY AND WITH PROPER APPROVAL;** remove and replace existing deteriorated, damaged, defective, or otherwise unsafe areas of the HVAC systems with like kind and dispose of appropriately,
- Prepare the exterior and interior of the home for the installation of a new HVAC Gas Pack unit and all necessary components, equipment, and accessories,
- Install approved HVAC Gas Pack unit with all necessary components, equipment, and accessories needed for proper operation and compliant installation,
- Install new duct work appropriately sized and with the necessary amount of branches for the size of the home and capacity of the HVAC Gas Pack unit,
- Ensure proper installation and operation.

## **Line Item 3. Repair and Replace Rotten Fascia Board along the perimeter of the House**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a fascia board trim sample of similar style, pattern, material,
- Remove existing deteriorated, damaged, defective, or otherwise unsafe, fascia around the entire house and dispose of appropriately,
- Inspect and verify existing framing structure is in acceptable condition and free of any major damage and/or deficiencies,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the existing framing structure noted during removal of the existing moldings/ trim to Lexington County Community Development Office immediately,
- **IF NECESSARY AND WITH PROPER APPROVAL;** remove/ replace/ supplement the existing deteriorated, damaged, defective, or otherwise unsafe area(s) of framing structure with like kind and dispose of existing appropriately,
- Install fascia board in accordance with industry standards,
- Caulk, prime, and paint all wood siding and trim with an approved exterior grade semi-gloss paint to match the existing color scheme as closely as possible any disturbed during the removal or replacement of the fascia board,
- Ensure proper installation and operation.

#### **Line Item 4. Replace Rotten Window Sills along the Left side of the House**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Inspect and verify existing window system is in acceptable condition and free of any major damage and/or unsafe deficiencies,
- Remove existing window sill and replace, with like kind materials,
- Caulk, prime, and paint all wood siding and trim with an approved exterior grade semi-gloss paint to match the existing color scheme as closely as possible
- Ensure proper installation and operation.

#### **Line Item 5. Replace Crawlspace Door and Frame**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a set of plans illustrating an applicable crawlspace door design including all dimensions, materials, and clearances,
- Remove existing crawlspace door and frame and dispose of appropriately,
- Install approved crawlspace door with acceptable hardware and finishes,
- Caulk, prime, and paint with an exterior grade semi-gloss paint to match existing house color scheme,
- Ensure proper installation and operation.

#### **Line Item 6. Scrape, Sand, Clean and Paint all Exterior Wooden Trim and Panels**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office exterior grade semi-gloss paint sample of similar color,
- Clean, scrape, and/or sand the exterior siding and trim and remove any loose paint,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of wood siding and the associated trim,
- Caulk, prime, and paint all wood siding and trim with an approved exterior grade semi-gloss paint to match the existing color scheme as closely as possible.
- Ensure proper installation.

#### **Line Item 7. Install Wooden Handrails and Guardrails along the Front Porch**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a set of plans illustrating an applicable handrail and guardrail design including all dimensions, materials, and clearances,
- Prior to commencement of work, ensure that the porch structure is free of any major damage and/or unsafe deficiencies,
- Install new custom built wooden handrails and guardrails and attach to existing concrete and masonry porch with appropriate anchors, hardware, and fasteners,
- Encase vertical supports in concrete,
- Prime and paint wooden handrails using an exterior grade semi-gloss paint to match existing color scheme of home,
- Dispose of all construction debris appropriately,
- Ensure proper installation and quality of finish.

#### **Line Item 8. Replace Broken and Missing Brick and Fill Mortar Joints at Side Entryway**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Clean and prepare area where brick(s) are missing along the side entryway and dispose of broken or damaged brick(s) appropriately,
- Install brick(s), matching as closely as possible to the existing color, with proper mortar, strapping, and/or anchoring systems,
- Clean, prepare and fill any additional mortar joints at the side entryway as necessary,
- Ensure proper installation and operation.

#### **Line Item 9. Replace Storage Room Door along the Rear of the House**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a manufacture's literature/brochure of an exterior door with framing,
- Remove existing storage room door from the rear of the house,
- Dispose of existing door, jamb(s), threshold, and framing appropriately,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the vertical framing noted during removal of the existing door to Lexington County Community Development Office immediately,
- Install approved exterior door, jamb(s), threshold, framing, shim(s), knob(s), and lock(s) in accordance with manufacturer's installation recommendations and instructions,
- Caulk, prime, and paint with an approved exterior grade semi-gloss paint to match the existing color scheme as closely as possible,
- Ensure proper installation and operation.

#### **Line Item 10. Replace Electrical Conduit and Conductor along the Exterior Wall of the Storage Room**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

**NOTE:** *The power to the house should not be off for more than eight (8) consecutive hours. The contractor should perform all electrical work necessary to limit the time the power is shut-off. This includes making temporary connections or ruff-ins.*

- Schedule power shutoff with homeowner,
- Carefully disconnect all electrical components, systems and/or accessories,
- Remove the existing conduit and conductor along the exterior wall of the storage room and dispose of appropriately,
- Install a new conduit and conductor and reconnect all components, systems and/or accessories,
- Ensure proper installation and operation.

#### **Line Item 11. Install New Lock Sets for all Exterior Doors**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office a manufacture's literature/brochure of an appropriate lock set with hardware,
- Remove existing lock sets for all exterior doors, including knobs, striker plates, dead bolts, handles, etc. and dispose of appropriately,
- Install new lock sets with new finishes,
- Ensure new lock sets have been re-keyed to match the existing key configuration,
- Ensure proper installation and operation.



## **Interior Improvements**

### **Line Item 12. Install Vinyl Flooring in Hallway and Three (3) Bedrooms**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office manufacturer's literature/ brochure of a homeowner approved vinyl flooring sample of similar style, pattern, material, and color,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the flooring system noted during removal of the existing vinyl flooring to Lexington County Community Development Office immediately,
- Trim the bottom(s) of all door jamb(s), casing(s), molding(s), etc. for the addition of new underlayment and vinyl flooring,
- Apply latex floor filler to any gap(s) and/or hole(s) greater than ¼-inch in accordance with manufacturer's installation recommendations and instructions,
- **IF NECESSARY;** Install new ¼-inch plywood underlayment,
- Secure the installation of the new plywood underlayment in accordance with vinyl flooring manufacturer's installation recommendations and instructions,
- Install approved vinyl flooring in accordance with manufacturer's installation recommendations and instructions,
- Reinstall or replace, of like kind, molding(s) or HVAC accessory(ies) removed prior to vinyl flooring installation,
- Ensure proper installation and operation.

### **Line Item 13. Replace Seven (7) Interior Doors with New Hardware and Knob Sets**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office manufacturer's literature/ brochures of homeowner approved interior door types with passage knobs and privacy lock sets,
- Carefully remove the interior doors and door knobs and dispose of appropriately,
- Install four (4) approved interior doors with passage knob latches and three (3) approved interior doors with privacy lock sets per the manufacturer's recommendations,
- Paint or stain as necessary, with an approved interior grade semi-gloss paint or interior stain
- Ensure proper installation and operation.

### **Line Item 14. Install New Bi-Fold Door from the Den to the Hallway**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Remove existing bi-fold doors in the hall area and dispose of appropriately,
- Install new louvered bi-fold doors with miscellaneous components and hardware as necessary for proper operation,
- Paint or stain as necessary, with an approved interior grade semi-gloss paint or interior stain
- Ensure proper installation.



#### **Line Item 15. Replace the Sub-Floor and Repair the Sub-Structure in the Kitchen**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Carefully remove and store appropriately all necessary appliances and other removable kitchen accessories,
- Carefully remove and dispose of appropriately the necessary quarter round, base shoe molding, base board molding, thresholds, and/or other molding accessories for the installation of new vinyl flooring,
- Carefully disconnect, remove, and store appropriately the required HVAC vent(s), grill(s), register(s), duct(s), and/or other HVAC connection accessories,
- Remove the existing vinyl flooring in the kitchen area and dispose of appropriately,
- Remove the existing sub-floor,
- Inspect and verify the existing sub-structure system is in acceptable condition and free of any major damage and/or unsafe defects,
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-structure system noted during removal of the existing vinyl flooring and sub-floor to Lexington County Community Development Office immediately,
- Replace, of like kind and size, any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-structure system noted during removal of the existing sub-floor
- Replace, of like kind and thickness, any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-floor system noted during removal of the existing vinyl flooring
- Ensure proper installation and ensure floor does not flex under loaded conditions.

#### **Line Item 16. Replace the Sub-Floor and Repair the Sub-Structure in the Bathroom**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Carefully disconnect and remove the toilet, sink, vanity, and/or other removable appurtenances necessary for the proper replacement of the floor joists, sub-floor, and installation of the new flooring,
- Carefully remove and dispose of appropriately the necessary quarter round, base shoe molding, base board molding, thresholds, and/or other molding accessories,
- Carefully disconnect, remove, and store appropriately the required HVAC vent(s), grill(s), register(s), duct(s), and/or other HVAC connection accessories,
- Please leave the tub in place during the sub-structure and sub-floor replacement,
- Inspect and verify the existing sub-structure system is in acceptable condition and free of any major damage and/or unsafe defects,
- Replace, of like kind and size, any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-structure system noted during removal of the existing sub-floor
- **REPORT** any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-structure system noted during removal of the existing vinyl flooring and sub-floor to Lexington County Community Development Office immediately,
- Replace, of like kind and thickness, any deteriorated, damaged, defective, or otherwise unsafe area(s) of the sub-floor system noted during removal of the existing flooring
- Ensure proper installation and ensure floor does not flex under loaded conditions.

### Line Item 17. Remodel the Kitchen

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office manufacturer's literature/ brochure of pre-fabricated base and upper cabinet systems with hardware, sink with fixture components, counter tops, fixture units w/ electrical components, appliances with electrical components, lighting components, and samples of a homeowner approved back splash, trim, molding, and vinyl flooring.
- Schedule water shut-off with homeowner,

**NOTE:** *The water to the house should not be off for more than eight (8) consecutive hours. The contractor should perform all plumbing work necessary to limit the time the water is shut-off. This includes making temporary connections or ruff-ins. The contractor should also take care to limit the work performed on the sanitary plumbing system.*

- Carefully remove and dispose of appropriately the necessary quarter round, base shoe molding, base board molding, thresholds, and/or all other molding accessories,
- Carefully disconnect, remove, and store appropriately the necessary HVAC vent(s), grill(s), register(s), duct(s), and/or other HVAC connection accessories,
- Carefully disconnect, remove, and dispose of appropriately the necessary kitchen fixture(s) and applicable appurtenances,
- Demolish and remove the existing appliances, cabinets, counter tops, and sink in the kitchen area and dispose of appropriately,
- Demolish and remove existing gypsum board that may be damaged and dispose of appropriately,
- Install approved items, including but not limited to; cabinets, countertops, fixture units, electrical components, appliances, moldings, trim, and flooring
- Install approved sink, plumbing, appurtenances, and necessary fixtures in accordance with manufacturer's installation recommendations and instructions,
- Install approved gypsum board in accordance with manufacturer's installation instructions,
- Apply latex floor filler to any gap(s) and/or hole(s) greater than ¼-inch in accordance with manufacturer's installation recommendations and instructions,
- Install approved vinyl flooring in accordance with manufacturer's installation recommendations and instructions,
- Replace and install molding(s), HVAC accessories, and kitchen fixture(s) removed prior to kitchen remodel,
- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office an interior semi-gloss kitchen paint ,
- Caulk, prime and paint kitchen walls, moldings, trim, ceiling, cabinets, and doors with approved interior latex semi-gloss kitchen paint,
- Prepare house to turn water back on,
- Ensure proper installation and operation of all appliances, fixtures, plumbing, lighting and electrical components.

### Line Item 18. Remodel the Bathroom

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office manufacturer's literature/ brochure of a pre-molded/pre-cast fiberglass shower system, vanity with one piece top and molded sink, toilet, fixture units, and samples of a homeowner approved trim, molding, and vinyl flooring sample,
- Schedule water shut-off with homeowner,

**NOTE:** *The water to the house should not be off for more than eight (8) consecutive hours. The contractor should perform all plumbing work necessary to limit the time the water is shut-off. This includes making temporary connections or ruff-ins. The contractor should also take care to limit the work performed on the sanitary plumbing system.*

- Carefully remove and dispose of appropriately the necessary quarter round, base shoe molding, base board molding, thresholds, and/or all other molding accessories,
- Carefully disconnect, remove, and store appropriately the necessary HVAC vent(s), grill(s), register(s), duct(s), and/or other HVAC connection accessories,
- Carefully disconnect, remove, and dispose of appropriately the necessary bathroom fixture(s) and applicable appurtenances,
- Demolish and remove the existing tile, vanity, and toilet in the bathroom area and dispose of appropriately,
- Remove existing deteriorated, damaged, defective, or otherwise unsafe area(s) of sub-floor in the bathroom area and dispose of appropriately,
- Install approved shower system, necessary plumbing, and appurtenances in accordance with manufacturer's installation recommendations and instructions,
- Install or replace damaged or removed gypsum board in accordance with manufacturer's installation instructions,
- Install approved vanity, plumbing, and necessary fixtures in accordance with manufacturer's installation instructions and recommendations,
- Install approved toilet and appropriate plumbing in accordance with manufacturer's installation instructions and recommendations,
- Apply latex floor filler to any gap(s) and/or hole(s) greater than ¼-inch in accordance with manufacturer's installation recommendations and instructions,
- Install approved vinyl flooring in accordance with manufacturer's installation recommendations and instructions,
- Replace and install molding(s), HVAC accessor(ies), and bathroom fixture(s) removed prior to bathroom remodel,
- **SUBMIT FOR APPROVAL** to Lexington County Community Development Office an interior semi-gloss kitchen paint ,
- Caulk, prime and paint walls, moldings, trim, ceiling, cabinets, and doors with approved interior latex semi-gloss bathroom paint,
- Prepare house for turning water back on,
- Ensure proper installation and operation of all appliance(s), fixture(s), plumbing, lighting and electrical components.

### Line Item 19. Install Four (4) Hardwired Smoke Detectors

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Install four (4) hardwired and interconnected smoke detectors throughout the house with appropriate hardware,
- Ensure proper installation and operation

**Line Item 20. Perform Lead Remediation and/or Abatement per the Lead Based Paint Report**

This work write-up line item is to include all time, labor, equipment, and materials needed to:

- Carefully perform any lead remediation and/or abatement referenced in the Roy Consulting Group Corporation *Lead-Based Paint Inspection and Risk Assessment Report*

In submission of an estimated cost of construction proposal the perspective Contractor acknowledges that the following property work write-up amendments,

Have/has been received, reviewed, and included in this estimated cost proposal.

### Estimated Cost Proposal – 370 Hampton Terrace

The Contractor acknowledges that the following estimated cost proposal includes **all required time, labor, equipment, materials, shipping, handling, taxes, insurance, overhead, and profit.**

When directed, provide material unit cost(s) that includes all labor, equipment, materials, shipping, handling, taxes, insurance, overhead, and profit for the installation of that material in terms of a per unit item. **DO NOT INCLUDE IN THE TOTAL ESTIMATED COSTS.**

By: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 e-Mail: \_\_\_\_\_

Line Item	Description	Amount	Amount
Line Item 1	Repair Roof Decking and Replace Roof Shingles		\$
	Material Unit Cost per Square (ie: per 100 sq-ft) (Shingles)	\$	-
	Material Unit Cost per Sheet (OSB Decking)	\$	-
	Material Unit Cost per Linear Foot (Lumber)	\$	-
Line Item 2	Install New HVAC Gas Pack Unit with New Duct Work		\$
Line Item 3	Repair and Replace Rotten Fascia Board along the perimeter of the House		\$
Line Item 4	Replace Rotten Window Sills along the Left side of the House		\$
Line Item 5	Replace Crawlspace Door and Frame		\$
Line Item 6	Scrape, Sand, Clean and Paint all Exterior Wooden Trim and Panels		\$
Line Item 7	Install Wooden Handrails and Guardrails along the Front Porch		\$
Line Item 8	Replace Broken and Missing Brick and Fill Mortar Joints at Side Entryway		\$
Line Item 9	Replace Storage Room Door along the Rear of the House		\$
Line Item 10	Replace Electrical Conduit and Conductor along the Exterior Wall of the Storage Room		\$
		Sub-Total	\$

Continued Next Page

### Estimated Cost Proposal **CONTINUED** – 370 Hampton Terrace

The Contractor acknowledges that the following estimated cost proposal includes all required time, labor, equipment, materials, shipping, handling, taxes, insurance, overhead, and profit.

When directed, provide material unit cost(s) that includes all labor, equipment, materials, shipping, handling, taxes, insurance, overhead, and profit for the installation of that material in terms of a per unit item. **DO NOT INCLUDE IN THE TOTAL ESTIMATED COSTS.**

By: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_  
e-Mail: \_\_\_\_\_

Line Item	Description	Amount
Line Item 11	Install New Lock Sets for all Exterior Doors	\$
Line Item 12	Install Vinyl Flooring in Hallway and Three (3) Bedrooms	\$
Line Item 13	Replace Seven (7) Interior Doors with New Hardware and Knob Sets	\$
Line Item 14	Install New Bi-Fold Door from the Den to the Hallway	\$
Line Item 15	Replace the Sub-Floor and Repair the Sub-Structure in the Kitchen	\$
Line Item 16	Replace the Sub-Floor and Repair the Sub-Structure in the Bathroom	\$
Line Item 17	Remodel the Kitchen	\$
Line Item 18	Remodel the Bathroom	\$
Line Item 19	Install Four (4) Hardwired Smoke Detectors	\$
Line Item 20	Perform Lead Remediation and/or Abatement per the Lead Based Paint REPORT	\$
Sub-Total:		\$
Total Cost:		\$

End of Document

## LEAD ABATEMENT SCOPE OF WORK AND INSTRUCTIONS TO BIDDERS

370 Hampton Terrace, Leesville, SC 29070

May 14, 2014

ROY CONSULTING GROUP PROJECT NUMBER 78-111209

Complete the following scope of work:

Item	
1	Side A through Side D including Side A and Side B Entry Ceilings/Entries and Components - Replace rotted wood and cover wood fascias, soffits, crown moldings and trim boards with tyvek and aluminum or vinyl.
2	Side B and Side D - Cover wood attic air vents and frames with tyvek and aluminum.
3	Side A through Side D - Replace rotted wood and cover exterior wood window casings, headers and sills with tyvek and aluminum and replace wood sashes and wells with vinyl replacement windows.
4	Side A and Side B Entry Ceilings and Components - Replace rotted wood and cover wood ceilings, crown moldings, ceiling support beams and trim boards with tyvek and aluminum or vinyl.
5	Side C - Replace wood crawlspace door and frame.
6	Door B1 (to Kitchen) - Cover exterior wood door casing and header with tyvek and aluminum and replace door, jambs and stops.
7	Door D1 (to storage) - Replace door frame, jambs and stops.

### NOTES

- 1 Contractors must complete occupant protection plan prior to completing work and keep on-site.
- 2 Allow for replacement of 50 board feet of rotted wood
- 3 Windows installed in bathrooms are to be of tempered glass
- 4 Replacement components must meet local building codes
- 5 Exterior window casings, headers and sills may be replaced instead of covering with tyvek and aluminum.

### INSTRUCTIONS

Submit a proposed schedule with the bids. The schedule will be evaluated along with cost and other factors in the selection of the successful bidder.

Bids are due on \_\_\_\_\_ at \_\_\_\_\_

County of Lexington  
212 South Lake Drive, Suite 401  
Lexington, South Carolina 29072

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LEAD-BASED PAINT LIMITED TESTING REPORT  
370 HAMPTON TERRACE  
LEESVILLE, SOUTH CAROLINA 29070**



**Owner:**  
**Priscilla Jeffcoat**  
**370 Hampton Terrace**  
**Leesville, South Carolina 29070**  
**803-317-4529**

**Prepared for:**  
**County of Lexington**  
**212 South Lake Drive, Suite 401**  
**Lexington, South Carolina 29072**  
**803.785.8188**

**Prepared by:**  
**ROY CONSULTING GROUP CORPORATION**  
**PROJECT #78-111209**

*James E. Roy, Jr.*  
James E. Roy, Jr.  
SC Risk Assessor-# SC-R-8545-4

*Patricia P. Roy*  
Patricia P. Roy  
President



**ROY CONSULTING GROUP  
CORPORATION**

9823 BALMORAL CIRCLE  
CHARLOTTE, NORTH CAROLINA 28210  
PHONE: 704.968.4111 FAX: 704.553.9458

May 12, 2014

Ms. Sandy Fox  
County of Lexington  
212 South Lake Drive, Suite 401  
Lexington, South Carolina 29072

Subject: **LEAD-BASED PAINT LIMITED TESTING REPORT  
370 HAMPTON TERRACE  
LEESVILLE, SOUTH CAROLINA 29070  
OWNER: PRISCILLA JEFFCOAT – 803-317-4529  
ROY CONSULTING GROUP CORPORATION PROJECT #78-111209**

Dear Ms. Fox:

As authorized by the contract between the County of Lexington and Roy Consulting Group Corporation (Roy Consulting Group) dated December 3, 2010, we are pleased to submit this Lead-Based Paint Limited Testing Report for the subject property location. The report summarizes our on-site investigation and procedures, RMD, Inc. LPA-1 Lead Paint Spectrum Analyzer (XRF) test results and our conclusions and recommendations based on the data collected. **Lead-based paint was identified at concentrations greater than or equal to 1.0 mg/cm<sup>2</sup> (milligram per centimeter squared) during this limited testing.**

**1.0 INTRODUCTION**

The subject property is a single-story, single-family, unpainted brick exterior, residential house with asphalt shingle roof and crawlspace. The house was originally constructed in 1970. The house was occupied at the time of the limited testing.

Mr. Jim Roy, Accredited South Carolina Lead-Based Paint Risk Assessor, Number SC-R-8545-4, performed the lead-based paint limited testing services on May 9, 2014. The location of the subject property, access to the subject property and an explanation of the areas to be tested were provided by the County of Lexington. The work was completed as documented in Appendix A - Methodology.

## 2.0 FINDINGS FOR LEAD-BASED PAINT LIMITED TESTING

Testing for the presence of lead-based paint was completed using the XRF. For paint to be considered "Lead-Based Paint," the paint must contain lead concentrations of 0.5% by weight or greater or contain lead concentrations of 1.0 mg/cm<sup>2</sup> or greater under the HUD guidelines and the EPA regulations. Please note that detectable lead quantities less than 1.0 mg/cm<sup>2</sup> may constitute a lead dust hazard even though it is not considered a lead-based paint. **Based on your request, the testing was limited to the exterior windows, exterior doors and exterior trim as well as the Kitchen and Bath. Lead-based paint was detected at concentrations greater than 1.0 mg/cm<sup>2</sup> as identified in the following section(s).** Lead-based paint deteriorated above the HUD risk assessment de minimis levels of 20-2-10 (20 square feet of paint on exterior building - 2 square feet of paint per room and room equivalent - 10% of total surface area on an interior or exterior component with small surface area) was detected at the time of the inspection.

### 2.1 Exterior

#### House – COMPONENTS WITH DETERIORATED PAINT

Side A through Side D – white wood fascias, soffits, crown moldings and trim boards including porches Side A and Side B entries

Side A through Side D – white wood window casings, headers, sills, sashes and wells

Side B and Side D – white wood attic air vents and frames

Side A Entry – white wood ceiling, crown moldings, ceiling support beams and trim boards

Side B Entry – white wood ceiling and trim boards

Side C – white wood crawlspace door and frame

Door B1 (to Kitchen) – white wood door casings, header, jambs and stops

Door D1 (to Exterior Storage Room) – white wood door frame, door jambs and door stops

Note: Based on HUD guidelines, the sides of the house, including the windows, doors, and cabinets, are identified by letter. The A-side of the house is the side facing the road and is typically the location of the main entrance door to the house. The remaining three sides of the house are denoted with letters B through D moving clockwise from the front of the house. Exterior windows throughout the house are additionally identified by a number, beginning with number one, which identifies the window on the farthest right side of the exterior wall. The next window moving toward the left is window two, etc. Thus, the far right window on wall A or A-side is window A1, the second window moving to the left is A2, the third window is A3, etc. When windows exist on a second floor, the window label will have the floor number in front of the letter. Thus, the farthest right window on the second floor wall A or A-side is 2A1. Exterior doors are identified with the same numbering system. Interior doors and windows are numbered similarly, however the numbering is specific to the room. Thus, several rooms may have door A1 which

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would be the far right door on wall A or A-side (when looking at the room from the front of the house). Also, lead-based paint may exist under an exposed substrate. Thus, if a substrate is identified as containing lead-based paint, yet is unpainted, lead-based paint may exist beneath the exposed substrate (i.e., paint under vinyl siding).

### 3.0 RECOMMENDATIONS

Roy Consulting Group recommends the materials coated with lead-based paint identified in this inspection be abated or remediated prior to any renovation or demolition activities in the areas in which the items exist. **Roy Consulting Group recommends that a lead-based paint project design be completed by a South Carolina certified and accredited lead-based paint project designer prior to completion of any lead remediation work.** The lead-based paint remediation/removal should be performed in accordance with EPA and Occupational Safety and Health Administration (OSHA) requirements by a state certified contractor. **In addition, as of January 1, 2010, contractors/maintenance workers performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination in most situations. Firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities and schools must be certified by the EPA and must use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices.**

Roy Consulting Group recommends the following options for treatment of identified lead-based paints (section 2.1). Any of the options listed below should reduce or eliminate potential hazards.

Possible abatement/remediation options for the exterior painted surfaces include encapsulation, enclosure, on-site paint removal or component replacement. In order to reduce the lead-based paint hazards at the subject property, we feel that lead-based paint removal or component replacement would be the most effective control measures for small components such as the window sashes, window wells, the door jambs, door stops, door frame and the crawlspace door frame and door. We recommend covering the exterior wood fascias, soffits, crown moldings, trim boards, attic air vents and frame, the entry ceilings, crown moldings, ceiling support beams and trim boards, the window casings, headers and sills and the door casings and headers with tyvek and aluminum or vinyl.

Dust removal should be completed after the source of the dust is controlled. Dust containing lead resulting from abrasion on friction and impact surfaces that are painted can be reduced by thoroughly cleaning the surfaces, covering the surfaces with an abrasion resistant material that will eliminate friction or impact, or by repairing the

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component to good working condition that reduces dust production. Each form of interim control requires continued inspection and monitoring. Once the interim controls or abatement measures have been completed, the property should be properly cleaned using High Efficiency Particulate Arrestor (HEPA) technology and wet wiping methods.

Following remediation and proper cleaning, a lead-based paint clearance inspection should be completed that includes visual inspection and analysis of dust wipe samples. The clearance samples may not be collected from the same room or component that was found to contain lead; therefore, all surfaces should be prepared for clearance sampling.

Paint films usually have varying amounts of lead on what appears to be a homogeneous painted area. Caution should always be used during demolition or renovation operations to prevent potential lead exposure. Additionally, mechanical disturbance (sanding, grinding) of the lead-based paint should be avoided.

#### **4.0 DISCLOSURE**

According to Federal Law (24 CFR part 35 and 40 CFR part 745), a copy of this summary must be provided to new tenants and purchasers of this property before they become obligated under a lease or sales contract. The entire report must also be provided to new purchasers and be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet, including standard warning language in their leases or sales contracts to ensure that parents have the information necessary to protect their children from lead-based paint hazards.

#### **5.0 QUALIFICATIONS**

This report summarizes Roy Consulting Group's evaluation of the conditions observed at the subject property during the course of the limited testing to identify lead-based paints. Our findings are based upon our observations at the property and sampling performed at the time of the limited testing activities. Additional lead-based paints may exist in other portions of the property but were undetected due to inaccessibility or due to an imperceptible change in paints. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. The information contained in this report is based upon the data furnished by The County of Lexington and observations and test results provided by Roy Consulting Group. These observations and results are time-dependent and are subject to changing site conditions and revisions to federal, state, and local regulations.

This report was prepared pursuant to the contract Roy Consulting Group has with The County of Lexington. That contractual relationship included an exchange of information

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about the property that was unique and between Roy Consulting Group and The County of Lexington and serves as the basis upon which this report was prepared. Because of the importance of the communication between Roy Consulting Group and The County of Lexington, reliance or any use of this report by anyone other than The County of Lexington for whom it was prepared and the property owner of this property is prohibited and therefore, not foreseeable by Roy Consulting Group.


Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to Roy Consulting Group's contract with The County of Lexington. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

We appreciate this opportunity to provide professional services for this project. If we can be of further assistance, or if you have any questions concerning this report, please do not hesitate to call us at 704.968.4111.

Sincerely,

**ROY CONSULTING GROUP CORPORATION**

  
James E. Roy, Jr.  
SC Risk Assessor-# SC-R-8545-4  
Principal

  
Patricia P. Roy  
President

Appendices

Appendix A	Methodology
Appendix B	XRF Testing Report
Appendix C	Photos

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**APPENDIX A**  
**METHODOLOGY**

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## **PROJECT METHODOLOGY**

The lead-based paint limited testing was conducted in general accordance with EPA work practice standards for conducting lead-based paint activities (40 CFR 745.227), Lead-Based Paint Poisoning Prevention In Certain Residential Structures (24 CFR Part 35), and the U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* (Guidelines). Roy Consulting Group is a South Carolina Certified Lead Firm – No. SC-11365-2.

### **Methodology for Lead-Based Paint Limited Testing**

The lead-based paint limited testing began with our inspector/risk assessor walking the subject property and documenting room equivalents, testing combinations and selecting test locations. After the testing strategy was determined, Roy Consulting Group used RMD LPA-1 XRF, serial number 2635, to determine the lead content in  $\text{mg}/\text{cm}^2$  of selected painted surfaces on the subject property building(s). Based on your requested, the testing was limited to areas to be disturbed during construction activities.

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**APPENDIX B**  
**XRF TESTING REPORT**

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The lead-based paint XRF limited testing reports are separated into the following sections:

**Section 1 – Cover Page**

**Section 2 – Sequential Report of Lead-Based Paint Limited Testing**  
Detailed report of LBP samples in the order collected.

**Section 3 – Summary Report of Lead-Based Paint Limited Testing**  
Detailed report of LBP samples with concentrations  $\geq 1 \text{ mg/cm}^2$ .

**Section 4 – Detailed Report of Lead-Based Paint Limited Testing**  
Detailed report of LBP samples listed by room or area.

**Section 5 – Distribution Report of Lead-Based Paint Limited Testing**  
Detailed report of LBP samples results separated by component.

Based on the request of The County of Lexington, paint conditions in this report have been documented as either INTACT (I) or Poor (P) where I is paint with no deterioration and P is deteriorated paint. Deteriorated paint means any interior or exterior paint or other surface coating that is peeling, chipping, chalking or cracking, or any paint or surface coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.

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LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#02635 - 05/09/14 08:28

INSPECTION FOR: COL

PERFORMED AT: 370 Hampton Terrace

INSPECTION DATE: 05/09/14

INSTRUMENT TYPE: R M D  
MODEL LPA-1  
XRF TYPE ANALYZER  
Serial Number: 02635

ACTION LEVEL: 1.0 mg/cm\*\*2

**ROY CONSULTING GROUP CORPORATION**

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:COL

Inspection Date: 05/09/14 370 Hampton Terrace  
 Report Date: 5/10/2014  
 Abatement Level: 1.0  
 Report No. S#02635 - 05/09/14 08:28  
 Total Readings: 115  
 Job Started: 05/09/14 08:28  
 Job Finished: 05/09/14 10:09

Read No.	Room Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm <sup>2</sup> )	Mode
1		CALIBRATION								0.9	TC
2		CALIBRATION								0.9	TC
3		CALIBRATION								0.9	TC
4	001	Kitchen	A	Wall	L Lft		P Wood		Lt Brown	-0.2	QM
5	001	Kitchen	B	Wall	L Lft		P Wood		Lt Brown	-0.2	QM
6	001	Kitchen	C	Wall	L Ctr		P Wood		Lt Brown	-0.2	QM
7	001	Kitchen	D	Wall	L Lft		P Wood		Lt Brown	-0.3	QM
8	001	Kitchen	A	Ceiling			P Wall Board		White	0.1	QM
9	001	Kitchen	A	Floor			I Vinyl		Lt Brown	-0.2	QM
10	001	Kitchen	C	Baseboard	Rgt		P Wood		Lt Brown	0.0	QM
11	001	Kitchen	C	Crown Mldg	Rgt		P Wood		Lt Brown	-0.1	QM
12	001	Kitchen	A	Cab Frame	Rgt		I Wood		Natural	-0.2	QM
13	001	Kitchen	A	Cab Door	Rgt		I Wood		Natural	-0.3	QM
14	001	Kitchen	A	Window	Rgt Lft casing		I Wood		Natural	-0.1	QM
15	001	Kitchen	A	Window	Rgt Sill		I Wood		Natural	-0.3	QM
16	001	Kitchen	A	Window	Rgt Sash		I Vinyl		White	-0.1	QM
17	001	Kitchen	A	Mini-Blind	Rgt		I Vinyl		White	0.0	QM
18	001	Kitchen	B	Mini-Blind	Rgt		I Vinyl		White	0.0	QM
19	001	Kitchen	B	Door	Rgt Lft casing		P Wood		Lt Brown	-0.2	QM
20	001	Kitchen	B	Door	Rgt Lft jamb		P Wood		Lt Brown	0.0	QM
21	001	Kitchen	B	Door	Rgt L Lft		I Wood		Natural	-0.2	QM
22	001	Kitchen	B	Nook	Lft		P Wood		Lt Brown	0.1	QM
23	001	Kitchen	B	Nook	Lft		P Wood		Lt Brown	-0.1	QM
24	001	Kitchen	C	Door	Rgt Lft casing		P Wood		Lt Brown	0.2	QM
25	001	Kitchen	C	Door	Rgt Lft jamb		P Wood		Lt Brown	-0.1	QM
26	001	Kitchen	C	Door	Rgt L Lft		I Wood		Natural	-0.3	QM
27	001	Kitchen	D	Door	Ctr Lft casing		P Wood		Lt Brown	-0.2	QM
28	001	Kitchen	D	Door	Ctr Rgt jamb		P Wood		Lt Brown	0.1	QM
29	001	Kitchen	D	Door	Ctr L Lft		I Wood		Natural	-0.4	QM
30	002	Bathroom	A	Wall	L Lft		P Wood		Lt Brown	-0.7	QM
31	002	Bathroom	B	Wall	U Rgt		P Wood		Lt Brown	-0.4	QM
32	002	Bathroom	C	Wall	L Ctr		P Wood		Lt Brown	-0.4	QM
33	002	Bathroom	D	Wall	L Rgt		P Wood		Lt Brown	-0.3	QM
34	002	Bathroom	A	Ceiling			I Wall Board		White	-0.1	QM
35	002	Bathroom	A	Floor			I Vinyl		Lt Brown	-0.2	QM
36	002	Bathroom	C	Baseboard	Ctr		P Wood		Brown	0.0	QM
37	002	Bathroom	C	HVAC Vent	Ctr		P Metal		Brown	-0.1	QM
38	002	Bathroom	C	Crown Mldg	Ctr		I Wood		Lt Brown	0.0	QM
39	002	Bathroom	B	Window	Ctr Lft casing		I Wood		Brown	0.0	QM
40	002	Bathroom	B	Window	Ctr Sill		I Wood		Brown	-0.2	QM

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41	002 Bathroom	B Window	Ctr Sash	I Vinyl	White	-0.1	QM
42	002 Bathroom	B Mini-Blind	Ctr	I Vinyl	Lt Brown	-0.2	QM
43	002 Bathroom	B Wall	L Ctr	I Ceramic	Lt Brown	-0.2	QM
44	002 Bathroom	A Wall	L Rgt	I Ceramic	Lt Brown	-0.3	QM
45	002 Bathroom	A Cab Frame	Lft	I Wood	Natural	-0.1	QM
46	002 Bathroom	A Cab Door	Lft	I Wood	Natural	-0.3	QM
47	002 Bathroom	D Door	Lft Lft casing	P Wood	White	-0.1	QM
48	002 Bathroom	D Door	Lft Lft jamb	P Wood	White	-0.1	QM
49	002 Bathroom	D Door	Lft L Ctr	P Wood	White	-0.4	QM
50	003 Hallway	A Door	Lft Lft casing	I Wood	White	0.3	QM
	no door						
51	003 Hallway	A Door	Lft Lft jamb	I Wood	Lt Brown	-0.1	QM
52	003 Hallway	A Door	Rgt Lft casing	I Wood	White	-0.1	QM
	A2						
53	003 Hallway	A Door	Rgt Lft jamb	P Wood	White	-0.3	QM
54	003 Hallway	A Door	Rgt L Ctr	I Wood	Natural	-0.3	QM
55	003 Hallway	A Closet	Rgt Door Casing	P Wood	White	0.0	QM
	A3						
56	003 Hallway	A Closet	Rgt Door Jamb	P Wood	White	-0.1	QM
57	003 Hallway	A Closet	Rgt Door	I Wood	Natural	-0.3	QM
58	003 Hallway	B Door	Ctr Lft casing	P Wood	White	0.1	QM
59	003 Hallway	B Door	Ctr Lft jamb	P Wood	White	-0.3	QM
60	003 Hallway	B Door	Ctr U Ctr	I Wood	White	-0.1	QM
	C1 is new and unpainted wood door and components						
61	003 Hallway	C Closet	Lft Door Casing	P Wood	White	0.2	QM
	C2						
62	003 Hallway	C Closet	Lft Door Jamb	P Wood	White	-0.2	QM
63	003 Hallway	C Closet	Lft Door	I Wood	White	-0.5	QM
64	003 Hallway	C Door	Ctr Lft casing	I Wood	White	-0.1	QM
	C3						
65	003 Hallway	C Door	Ctr Rgt jamb	P Wood	White	0.0	QM
66	003 Hallway	C Door	Ctr L Lft	I Wood	White	-0.2	QM
67	003 Hallway	D Door	Lft Lft casing	I Wood	White	0.1	QM
68	003 Hallway	D Door	Lft Lft jamb	P Wood	White	-0.2	QM
69	003 Hallway	D Door	Lft U Ctr	I Wood	Natural	-0.1	QM
70	003 Hallway	A Ceiling		I Wall Board	White	0.1	QM
71	001 House	A Fascia		P Wood	White	0.6	QM
72	001 House	A Soffit		P Wood	White	0.4	QM
73	001 House	A Trim Board	Lft	P Wood	White	0.6	QM
74	001 House	A Entry Cing	Ctr	P Wood	White	1.0	QM
75	001 House	A Crown Mldg	Ctr	P Wood	White	1.0	QM
76	001 House	A Support Beam	Ctr	P Wood	White	1.0	QM
77	001 House	A Fascia		P Wood	White	1.0	QM
78	001 House	A Soffit		P Wood	White	1.0	QM
79	001 House	A Column	Ctr U column	P Metal	Black	0.0	QM
80	001 House	A Door	Ctr Lft casing	P Wood	White	0.5	QM
	A1						
81	001 House	A Door	Ctr Lft jamb	I Wood	White	-0.2	QM
82	001 House	A Door	Ctr L Lft	I Wood	Lt Brown	-0.4	QM
	wood/plastic						
83	001 House	A Window	Rgt Rgt casing	P Wood	White	1.0	QM
	A1						
84	001 House	A Window	Rgt Sill	P Wood	White	1.0	QM
85	001 House	A Window	Rgt Sash	I Vinyl	White	-0.4	QM
86	001 House	B Fascia		P Wood	White	0.7	QM
87	001 House	B Soffit		P Wood	White	1.0	QM

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88	001	House	B	Attic Vent	Ctr	P Wood	White	1.0	QM
89	001	House	B	Fascia		P Wood	White	1.0	QM
		B1							
90	001	House	B	Window	Ctr Lft casing	P Wood	White	1.0	QM
		B1							
91	001	House	B	Window	Ctr Sill	P Wood	White	1.0	QM
92	001	House	B	Window	Ctr Sash	I Vinyl	White	-0.1	QM
93	001	House	B	Entry Clnng	Rgt	P Wood	White	1.0	QM
94	001	House	B	Door	Rgt Rgt casing	P Wood	White	1.0	QM
		B1							
95	001	House	B	Door	Rgt Rgt jamb	P Wood	White	1.0	QM
96	001	House	B	Door	Rgt L Lft	P Wood	White	-0.1	QM
97	001	House	B	Door	Rgt U Rgt	P Wood	White	0.0	QM
98	001	House	B	Lintel	Rgt	P Metal	White	0.0	QM
99	001	House	B	Railing	Rgt	P Wood	White	-0.1	QM
		support							
100	001	House	C	Window	Rgt Rgt casing	P Wood	White	1.4	QM
		C1							
101	001	House	C	Window	Rgt Sill	P Wood	White	1.5	QM
102	001	House	C	Window	Rgt Sash	I Vinyl	White	-0.4	QM
103	001	House	C	Fascia		P Wood	White	1.0	QM
104	001	House	C	Soffit		P Wood	White	1.3	QM
105	001	House	C	Crawl Door	Lft	P Wood	White	1.6	QM
106	001	House	C	Crawl Dr Frm	Lft	P Wood	White	1.8	QM
107	001	House	D	Closet	Rgt Door Jamb	P Wood	White	0.1	QM
108	001	House	D	Closet	Rgt Door Jamb	P Wood	White	1.6	QM
109	001	House	D	Closet	Rgt Door	P Wood	White	-0.1	QM
110	001	House	D	Closet	Rgt Door	P Wood	White	-0.2	QM
111	001	House	D	Window	Ctr Sill	P Wood	White	1.0	QM
		D1							
112	001	House	D	Window	Ctr Sash	I Vinyl	White	-0.4	QM
113		CALIBRATION						1.0	TC
114		CALIBRATION						1.1	TC
115		CALIBRATION						1.1	TC

---- End of Readings ----

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SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: COL

Inspection Date: 05/09/14 370 Hampton Terrace  
 Report Date: 5/10/2014  
 Abatement Level: 1.0  
 Report No. S#02635 - 05/09/14 08:28  
 Total Readings: 115 Actionable: 23  
 Job Started: 05/09/14 08:28  
 Job Finished: 05/09/14 10:09

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 House									
077	A	Fascia			P	Wood	White	1.0	QM
078	A	Soffit			P	Wood	White	1.0	QM
083	A	Window	Rgt	Rgt casing	P	Wood	White	1.0	QM
	Al								
084	A	Window	Rgt	Sill	P	Wood	White	1.0	QM
074	A	Entry Clnng	Ctr		P	Wood	White	1.0	QM
075	A	Crown Mldg	Ctr		P	Wood	White	1.0	QM
076	A	Support Beam	Ctr		P	Wood	White	1.0	QM
089	B	Fascia			P	Wood	White	1.0	QM
	B1								
087	B	Soffit			P	Wood	White	1.0	QM
091	B	Window	Ctr	Sill	P	Wood	White	1.0	QM
090	B	Window	Ctr	Lft casing	P	Wood	White	1.0	QM
	B1								
095	B	Door	Rgt	Rgt jamb	P	Wood	White	1.0	QM
094	B	Door	Rgt	Rgt casing	P	Wood	White	1.0	QM
	B1								
088	B	Attic Vent	Ctr		P	Wood	White	1.0	QM
093	B	Entry Clnng	Rgt		P	Wood	White	1.0	QM
103	C	Fascia			P	Wood	White	1.0	QM
104	C	Soffit			P	Wood	White	1.3	QM
100	C	Window	Rgt	Rgt casing	P	Wood	White	1.4	QM
	C1								
101	C	Window	Rgt	Sill	P	Wood	White	1.5	QM
105	C	Crawl Door	Lft		P	Wood	White	1.6	QM
106	C	Crawl Dr Frm	Lft		P	Wood	White	1.8	QM
111	D	Window	Ctr	Sill	P	Wood	White	1.0	QM
	D1								
108	D	Closet	Rgt	Door Jamb	P	Wood	White	1.6	QM

Calibration Readings

---- End of Readings ----

ROY CONSULTING GROUP CORPORATION

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: COL

Inspection Date: 05/09/14 370 Hampton Terrace  
 Report Date: 5/10/2014  
 Abatement Level: 1.0  
 Report No. S#02635 - 05/09/14 08:28  
 Total Readings: 115  
 Job Started: 05/09/14 08:28  
 Job Finished: 05/09/14 10:09

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 House									
071	A	Fascia			P	Wood	White	0.6	QM
077	A	Fascia			P	Wood	White	1.0	QM
072	A	Soffit			P	Wood	White	0.4	QM
078	A	Soffit			P	Wood	White	1.0	QM
083	A	Window	Rgt	Rgt casing	P	Wood	White	1.0	QM
	A1								
085	A	Window	Rgt	Sash	I	Vinyl	White	-0.4	QM
084	A	Window	Rgt	Sill	P	Wood	White	1.0	QM
080	A	Door	Ctr	Lft casing	P	Wood	White	0.5	QM
	A1								
081	A	Door	Ctr	Lft jamb	I	Wood	White	-0.2	QM
082	A	Door	Ctr	L Lft	I	Wood	Lt Brown	-0.4	QM
		wood/plastic							
079	A	Column	Ctr	U column	P	Metal	Black	0.0	QM
073	A	Trim Board	Lft		P	Wood	White	0.6	QM
074	A	Entry Clnng	Ctr		P	Wood	White	1.0	QM
075	A	Crown Mldg	Ctr		P	Wood	White	1.0	QM
076	A	Support Beam	Ctr		P	Wood	White	1.0	QM
086	B	Fascia			P	Wood	White	0.7	QM
089	B	Fascia			P	Wood	White	1.0	QM
	B1								
087	B	Soffit			P	Wood	White	1.0	QM
092	B	Window	Ctr	Sash	I	Vinyl	White	-0.1	QM
091	B	Window	Ctr	Sill	P	Wood	White	1.0	QM
090	B	Window	Ctr	Lft casing	P	Wood	White	1.0	QM
	B1								
095	B	Door	Rgt	Rgt jamb	P	Wood	White	1.0	QM
094	B	Door	Rgt	Rgt casing	P	Wood	White	1.0	QM
	B1								
097	B	Door	Rgt	U Rgt	P	Wood	White	0.0	QM
096	B	Door	Rgt	L Lft	P	Wood	White	-0.1	QM
088	B	Attic Vent	Ctr		P	Wood	White	1.0	QM
093	B	Entry Clnng	Rgt		P	Wood	White	1.0	QM
098	B	Lintel	Rgt		P	Metal	White	0.0	QM
099	B	Railing	Rgt		P	Wood	White	-0.1	QM
		support							
103	C	Fascia			P	Wood	White	1.0	QM
104	C	Soffit			P	Wood	White	1.3	QM
100	C	Window	Rgt	Rgt casing	P	Wood	White	1.4	QM
	C1								
102	C	Window	Rgt	Sash	I	Vinyl	White	-0.4	QM

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101	C	Window	Rgt	Sill	P	Wood	White	1.5	QM
105	C	Crawl Door	Lft		P	Wood	White	1.6	QM
106	C	Crawl Dr Frm	Lft		P	Wood	White	1.8	QM
112	D	Window	Ctr	Sash	I	Vinyl	White	-0.4	QM
111	D	Window	Ctr	Sill	P	Wood	White	1.0	QM
	D1								
109	D	Closet	Rgt	Door	P	Wood	White	-0.1	QM
110	D	Closet	Rgt	Door	P	Wood	White	-0.2	QM
107	D	Closet	Rgt	Door Jamb	P	Wood	White	0.1	QM
108	D	Closet	Rgt	Door Jamb	P	Wood	White	1.6	QM

#### Interior Room 001 Kitchen

004	A	Wall	L Lft		P	Wood	Lt Brown	-0.2	QM
009	A	Floor			I	Vinyl	Lt Brown	-0.2	QM
008	A	Ceiling			P	Wall Board	White	0.1	QM
016	A	Window	Rgt	Sash	I	Vinyl	White	-0.1	QM
015	A	Window	Rgt	Sill	I	Wood	Natural	-0.3	QM
014	A	Window	Rgt	Lft casing	I	Wood	Natural	-0.1	QM
	A2								
012	A	Cab Frame	Rgt		I	Wood	Natural	-0.2	QM
013	A	Cab Door	Rgt		I	Wood	Natural	-0.3	QM
017	A	Mini-Blind	Rgt		I	Vinyl	White	0.0	QM
005	B	Wall	L Lft		P	Wood	Lt Brown	-0.2	QM
019	B	Door	Rgt	Lft casing	P	Wood	Lt Brown	-0.2	QM
020	B	Door	Rgt	Lft jamb	P	Wood	Lt Brown	0.0	QM
021	B	Door	Rgt	L Lft	I	Wood	Natural	-0.2	QM
022	B	Nook	Lft		P	Wood	Lt Brown	0.1	QM
		washer hook-up							
023	B	Nook	Lft		P	Wood	Lt Brown	-0.1	QM
018	B	Mini-Blind	Rgt		I	Vinyl	White	0.0	QM
006	C	Wall	L Ctr		P	Wood	Lt Brown	-0.2	QM
010	C	Baseboard	Rgt		P	Wood	Lt Brown	0.0	QM
024	C	Door	Rgt	Lft casing	P	Wood	Lt Brown	0.2	QM
025	C	Door	Rgt	Lft jamb	P	Wood	Lt Brown	-0.1	QM
026	C	Door	Rgt	L Lft	I	Wood	Natural	-0.3	QM
011	C	Crown Mldg	Rgt		P	Wood	Lt Brown	-0.1	QM
007	D	Wall	L Lft		P	Wood	Lt Brown	-0.3	QM
028	D	Door	Ctr	Rgt jamb	P	Wood	Lt Brown	0.1	QM
027	D	Door	Ctr	Lft casing	P	Wood	Lt Brown	-0.2	QM
029	D	Door	Ctr	L Lft	I	Wood	Natural	-0.4	QM

#### Interior Room 002 Bathroom

030	A	Wall	L Lft		P	Wood	Lt Brown	-0.7	QM
044	A	Wall	L Rgt		I	Ceramic	Lt Brown	-0.3	QM
035	A	Floor			I	Vinyl	Lt Brown	-0.2	QM
034	A	Ceiling			I	Wall Board	White	-0.1	QM
045	A	Cab Frame	Lft		I	Wood	Natural	-0.1	QM
046	A	Cab Door	Lft		I	Wood	Natural	-0.3	QM
043	B	Wall	L Ctr		I	Ceramic	Lt Brown	-0.2	QM
031	B	Wall	U Rgt		P	Wood	Lt Brown	-0.4	QM
041	B	Window	Ctr	Sash	I	Vinyl	White	-0.1	QM
040	B	Window	Ctr	Sill	I	Wood	Brown	-0.2	QM
039	B	Window	Ctr	Lft casing	I	Wood	Brown	0.0	QM
042	B	Mini-Blind	Ctr		I	Vinyl	Lt Brown	-0.2	QM
032	C	Wall	L Ctr		P	Wood	Lt Brown	-0.4	QM
036	C	Baseboard	Ctr		P	Wood	Brown	0.0	QM

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037	C	HVAC Vent		Ctr		P	Metal	Brown	-0.1	QM
038	C	Crown Mldg		Ctr		I	Wood	Lt Brown	0.0	QM
033	D	Wall	L	Rgt		P	Wood	Lt Brown	-0.3	QM
047	D	Door		Lft	Lft casing	P	Wood	White	-0.1	QM
048	D	Door		Lft	Lft jamb	P	Wood	White	-0.1	QM
049	D	Door		Lft	L Ctr	P	Wood	White	-0.4	QM

Interior Room 003 Hallway

070	A	Ceiling				I	Wall Board	White	0.1	QM
050	A	Door		Lft	Lft casing	I	Wood	White	0.3	QM
		no door								
051	A	Door		Lft	Lft jamb	I	Wood	Lt Brown	-0.1	QM
052	A	Door		Rgt	Lft casing	I	Wood	White	-0.1	QM
	A2									
053	A	Door		Rgt	Lft jamb	P	Wood	White	-0.3	QM
054	A	Door		Rgt	L Ctr	I	Wood	Natural	-0.3	QM
057	A	Closet		Rgt	Door	I	Wood	Natural	-0.3	QM
055	A	Closet		Rgt	Door Casing	P	Wood	White	0.0	QM
	A3									
056	A	Closet		Rgt	Door Jamb	P	Wood	White	-0.1	QM
058	B	Door		Ctr	Lft casing	P	Wood	White	0.1	QM
059	B	Door		Ctr	Lft jamb	P	Wood	White	-0.3	QM
060	B	Door		Ctr	U Ctr	I	Wood	White	-0.1	QM
		C1 is new and unpainted wood door and components								
065	C	Door		Ctr	Rgt jamb	P	Wood	White	0.0	QM
064	C	Door		Ctr	Lft casing	I	Wood	White	-0.1	QM
	C3									
066	C	Door		Ctr	L Lft	I	Wood	White	-0.2	QM
063	C	Closet		Lft	Door	I	Wood	White	-0.5	QM
061	C	Closet		Lft	Door Casing	P	Wood	White	0.2	QM
	C2									
062	C	Closet		Lft	Door Jamb	P	Wood	White	-0.2	QM
067	D	Door		Lft	Lft casing	I	Wood	White	0.1	QM
068	D	Door		Lft	Lft jamb	P	Wood	White	-0.2	QM
069	D	Door		Lft	U Ctr	I	Wood	Natural	-0.1	QM

Calibration Readings

001									0.9	TC
002									0.9	TC
003									0.9	TC
113									1.0	TC
114									1.1	TC
115									1.1	TC

---- End of Readings ----

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## DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: COL

Inspection Date: 05/09/14 370 Hampton Terrace  
 Report Date: 5/10/2014  
 Abatement Level: 1.0  
 Report No. S#02635 - 05/09/14 08:28  
 Total Reading Sets: 109  
 Job Started: 05/09/14 08:28  
 Job Finished: 05/09/14 10:09

Structure	Structure Distribution				
	Total	Positive	Negative	Inconclusive	
Attic Vent	1	1 <100%	0 <0%	0 <0%	
Baseboard	2	0 <0%	2 <100%	0 <0%	
Cab Door	2	0 <0%	2 <100%	0 <0%	
Cab Frame	2	0 <0%	2 <100%	0 <0%	
Ceiling	3	0 <0%	3 <100%	0 <0%	
Closet Door	4	0 <0%	4 <100%	0 <0%	
Closet Door Casing	2	0 <0%	2 <100%	0 <0%	
Closet Door Jamb	4	1 <25%	3 <75%	0 <0%	
Column U column	1	0 <0%	1 <100%	0 <0%	
Crawl Door	1	1 <100%	0 <0%	0 <0%	
Crawl Dr Frm	1	1 <100%	0 <0%	0 <0%	
Crown Mldg	3	1 <33%	2 <67%	0 <0%	
Door L Ctr	2	0 <0%	2 <100%	0 <0%	
Door L Lft	6	0 <0%	6 <100%	0 <0%	
Door Lft casing	10	0 <0%	10 <100%	0 <0%	
Door Lft jamb	8	0 <0%	8 <100%	0 <0%	
Door Rgt casing	1	1 <100%	0 <0%	0 <0%	
Door Rgt jamb	3	1 <33%	2 <67%	0 <0%	
Door U Ctr	2	0 <0%	2 <100%	0 <0%	
Door U Rgt	1	0 <0%	1 <100%	0 <0%	
Entry Clng	2	2 <100%	0 <0%	0 <0%	
Fascia	5	3 <60%	2 <40%	0 <0%	
Floor	2	0 <0%	2 <100%	0 <0%	
HVAC Vent	1	0 <0%	1 <100%	0 <0%	
Lintel	1	0 <0%	1 <100%	0 <0%	
Mini-Blind	3	0 <0%	3 <100%	0 <0%	
Nook	2	0 <0%	2 <100%	0 <0%	
Railing	1	0 <0%	1 <100%	0 <0%	
Soffit	4	3 <75%	1 <25%	0 <0%	
Support Beam	1	1 <100%	0 <0%	0 <0%	
Trim Board	1	0 <0%	1 <100%	0 <0%	
Wall	10	0 <0%	10 <100%	0 <0%	
Window Lft casing	3	1 <33%	2 <67%	0 <0%	
Window Rgt casing	2	2 <100%	0 <0%	0 <0%	
Window Sash	6	0 <0%	6 <100%	0 <0%	
Window Sill	6	4 <67%	2 <33%	0 <0%	
Inspection Totals:	109	23 < 21%	86 < 79%	0 < 0%	

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**APPENDIX C**  
**PHOTOS**

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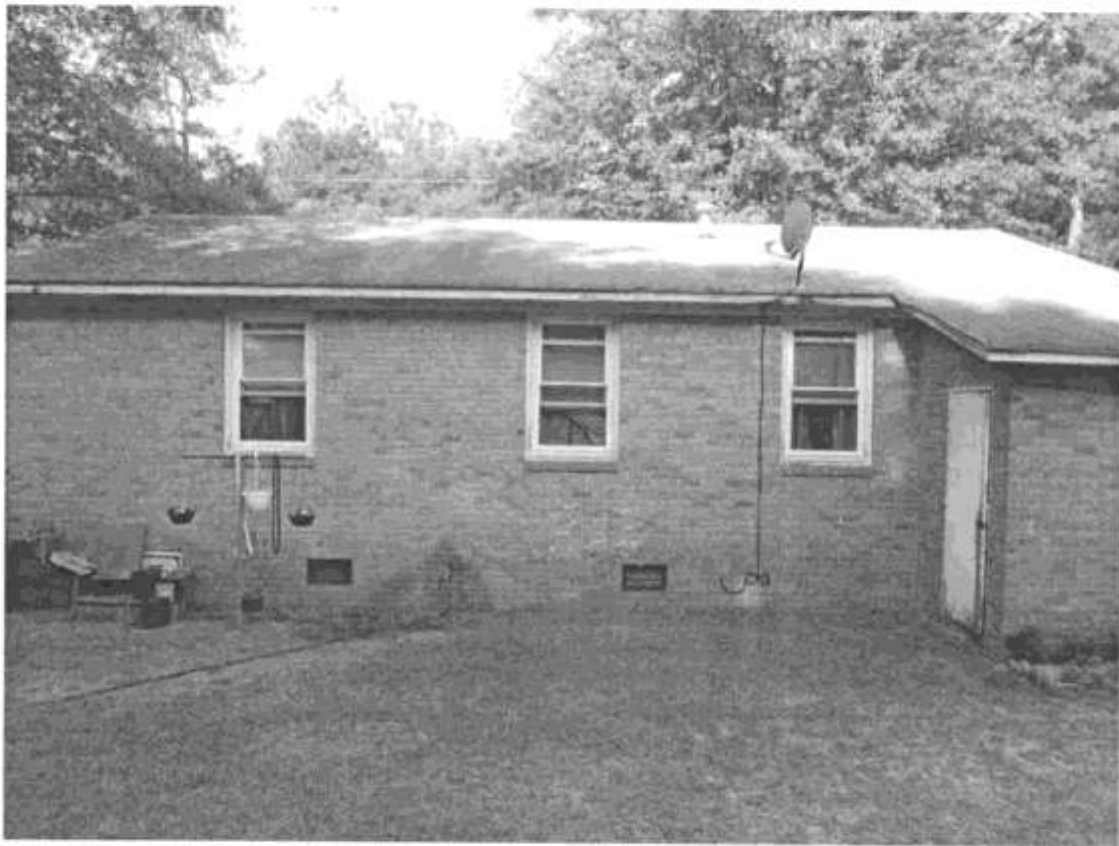
**Photo 1 – House – Side A**

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**Photo 2 – House – Side B**

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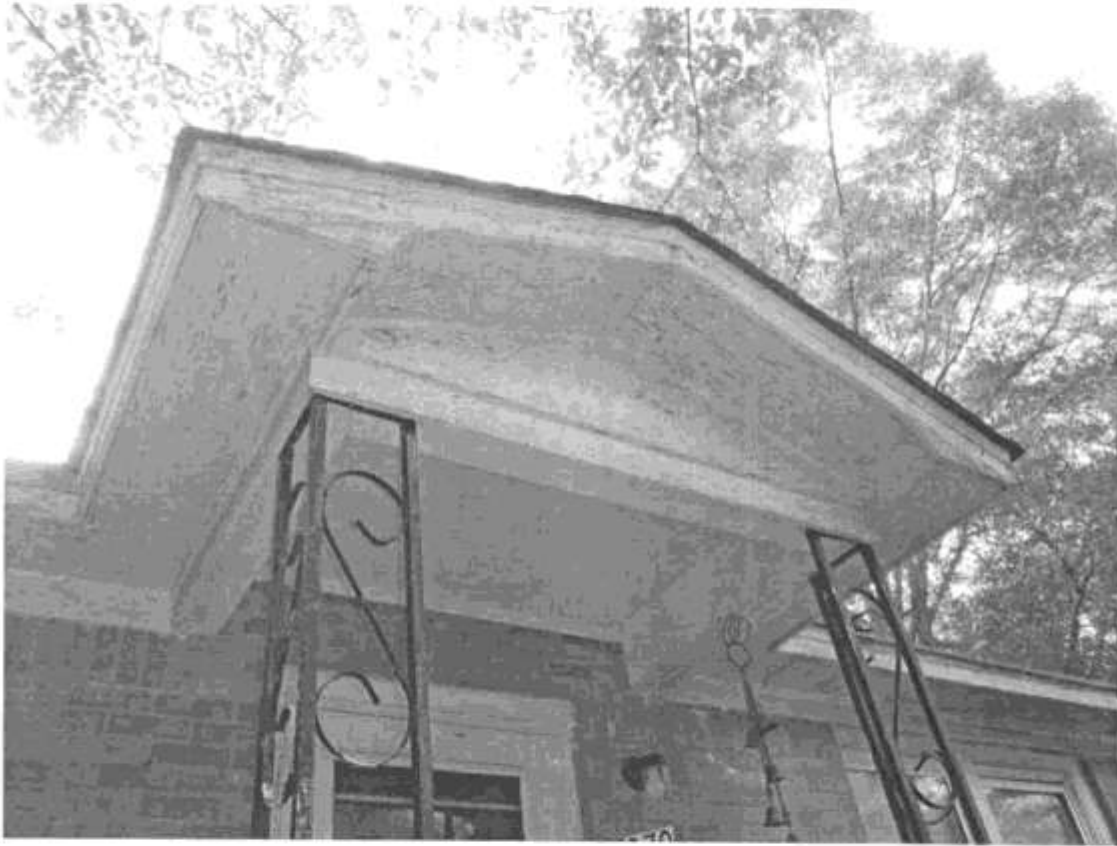
**Photo 3 – House – Side C**

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**Photo 2 – House – Side D**

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**Photo 5 – House – White Wood Entry Ceiling and Components – Side A**

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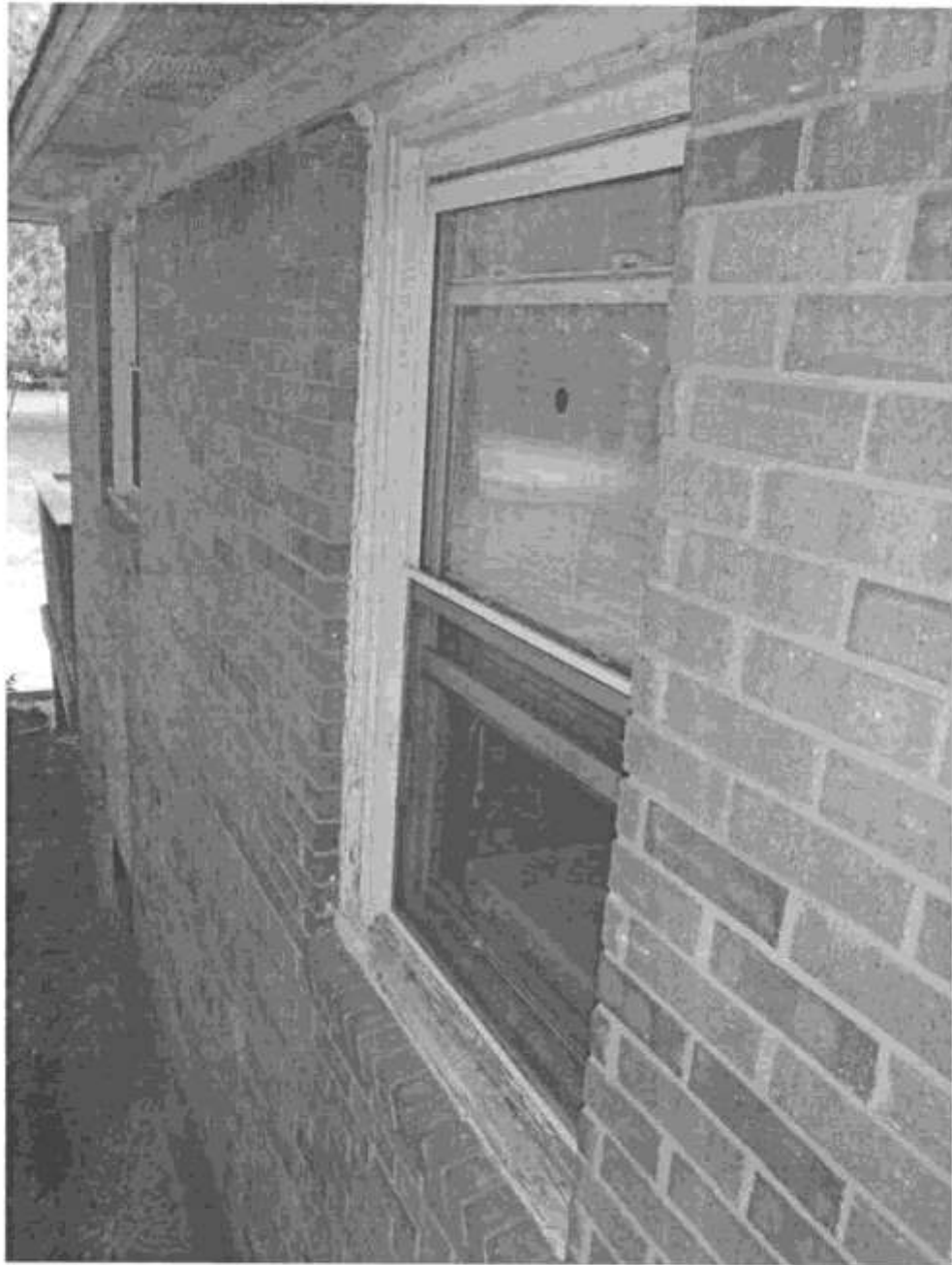
**Photo 6 – House – White Wood Fascias, Soffits, Crown Moldings, Trim Boards and Attic Air Vent and Frame – Side B**

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**Photo 7 – House – Door B1 – White Wood Door Casings, Header, Jambs and Stops and Entry Ceiling – Door B1 and Side B Entry**

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**Photo 8 – House – White Wood Window and Components – Window A3**

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## COUNTY OF LEXINGTON

Procurement Services, 212 South Lake Drive, Suite 503, Lexington, SC 29072

Ph: (803) 785-8319 / Fax: (803) 785-2240

### BIDDERS SCHEDULE

**BID NUMBER:** B15006-07/23/14S

**DATE:** June 20, 2014

**OPENING DATE AND TIME:** July 23, 2014 @ 3:30 PM E.S.T.

**OPENING LOCATION:** Lexington County Procurement Office  
County Administration Bldg., 5th floor  
212 South Lake Drive, Suite 503, Lexington SC

**PROCUREMENT:** Provide all materials, equipment, and labor for **Housing Rehabilitation Project: 370 Hampton Terrace, Leesville, SC 29070** in accordance with the specifications, conditions, and provisions as applicable to this solicitation. All prices are to include all applicable shipping costs.

**Delivery Requirements:** FOB Destination-Freight Prepaid to Lexington, South Carolina.

ITEM NUMBER	QTY U/I	DESCRIPTION MFG/MDL/STK #	TOTAL PRICE
01	Job	Labor, materials, and equipment for the work on the <b>Housing Rehabilitation Project: 370 Hampton Terrace, Leesville, SC 29070</b> per the specifications and write-up.	\$ _____

**TOTAL BID** \$ \_\_\_\_\_

Contract completion within \_\_\_\_\_ Calendar Days after Receipt of Notice to Proceed

**Note:** The Rehabilitation Property Write-Up sheets must be completed and attached to your bid.

#### Bidder Checklist:

Bidder is acknowledging that the following items have been provided with the bid.

\_\_\_\_\_ Mead & Hunt's Property Work Write-Up (12 Pages)  
Initial

\_\_\_\_\_ List of References  
Initial

\_\_\_\_\_ Certificate of Familiarity  
Initial

\_\_\_\_\_ Acknowledgment of Amendment Number \_\_\_\_ - \_\_\_\_

BIDDER: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

The attached Certificate of Familiarity must be returned with bid.

**COUNTY OF LEXINGTON**

**B15006-07/23/14S**

**HOUSING REHABILITATION PROJECT: 370 HAMPTON TERRACE, LEESVILLE, SC 29070**

**LIST OF REFERENCES**

*Please list four (4) references that your company has recently or currently provided similar products and/or services for.*

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone # / Fax #

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone # / Fax #

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone # / Fax #

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone # / Fax #

\_\_\_\_\_  
E-Mail Address

COMPANY: \_\_\_\_\_ AUTHORIZED SIGNATURE: \_\_\_\_\_

<b>CERTIFICATE OF FAMILIARITY</b>
-----------------------------------

The undersigned, having fully familiarized himself with the information contained within this entire solicitation and applicable amendments, submits the attached bid and other applicable information to the County, which I verify to be true and correct to the best of my knowledge. I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a bid for the same materials, supplies or equipment, and is in all respects, fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid. ***By submission of a signed bid, I certify, under penalties of perjury, that the below company complies with section 12-54-1020(B) of the SC Code of Laws 1976, as amended, relating to payment of any applicable taxes.*** I further certify that this bid is good for a period of ninety (90) days, unless otherwise stated.

\_\_\_\_\_  
Company Name as registered\_\_\_\_\_  
Authorized Signature with the IRS\_\_\_\_\_  
Correspondence Address\_\_\_\_\_  
Printed Name\_\_\_\_\_  
City, State, Zip\_\_\_\_\_  
Title\_\_\_\_\_  
Date\_\_\_\_\_  
Telephone Number\_\_\_\_\_  
Fax Number

CONTRACTOR'S LICENSE # \_\_\_\_\_

\_\_\_\_\_  
Remittance Address\_\_\_\_\_  
E-mail Address (PLEASE PRINT)\_\_\_\_\_  
City, State, Zip\_\_\_\_\_  
Telephone Number\_\_\_\_\_  
Toll-Free Number if available\_\_\_\_\_  
Federal Tax ID Number\_\_\_\_\_  
SC Sales and Use Tax Number**DOES YOUR FIRM OWE THE COUNTY OF LEXINGTON ANY DELINQUENT TAXES?**

\_\_\_ YES/\_\_\_ NO

**TO: ANGELA M. SEYMOUR, PROCUREMENT OFFICER**

**FAX: 803-785-2240**

**E-MAIL: aseymour@lex-co.com**

**REQUEST FOR WRITTEN RESPONSE TO QUESTIONS**

**BID NO. B15006-07/23/14S**

**HOUSING REHABILITATION PROJECT: 370 HAMPTON TERRACE, LEESVILLE, SC 29070**

**Deadline for questions is July 14, 2014 at 4:00 p.m.**

**All questions must be submitted in writing.**

OFFEROR NAME AND ADDRESS:

DATE: JUNE 20, 2014

CONTACT PERSON:

TELEPHONE #:

FAX #:

*(PLEASE REFER TO PAGE AND PARAGRAPH NUMBER WHEREVER POSSIBLE)*